DEVELOPMENT REVIEW BOARD REPORT

MEETING DATE: July 20, 2006 ITEM NO. _____

CASE NUMBER/ PROJECT NAME	**32-DR-2006** **Hayden Array**
LOCATION	2322 N. Hayden Road, located on the west side of Hayden, two blocks east of the Indian Bend wash, just north of East Oak Street, and immediately west of the SRP substation and transmission towers.
REQUEST	Request approval of a new multi-family residential condominium project (2 buildings, 11 Units) on a 0.69 +/- acres. Request revised on 5-25-06 to include only one building with nine units.

OWNER	Modus Development LLC 602-421-2221	ENGINEER	Steele Engineering 480-778-0171
ARCHITECT/ DESIGNER	Merz Project 602-430-3223	APPLICANT/ COORDINATOR	Matt Winquist 602-430-3223

BACKGROUND

Zoning

The site is zoned R-5 (Multi-family Residential) District. The subject parcel was created in 1989 when the owner subdivided a property into two lots and sold the eastern parcel to Salt River Project (SRP) to accommodate the SRP substation expansion. The lot split included an access easement through the northern 30 feet of the SRP parcel to allow a connection from the west parcel to North Hayden Road. Prior to the lot split, the parcel was rezoned in 1971 from R-4 to R-5 pursuant to Case Number 42-ZN-71.

In 2004, the Scottsdale Board of Adjustment granted variances pertaining to setback requirements, building height, and landscape buffer. Pursuant to Case Number 9-BA-2004, the property is allowed to deviate from development standards as follows:

- Article V, Section 5.1004.C.2. Building height shall not exceed one (1) story within fifty (50) feet of any R-1, R-2, R-3, R-4, R-4R, or M-H district boundary line.
  - ✓ Variance granted maximum building height of 36 feet.
- Article V, Section 4.1004.E.1. Whenever an R-5 development abuts an R-1, R-2, R-3, R-4, R-4R, or M-H district or an alley abutting any of those districts, a yard not less than fifteen (15) feet shall be maintained.
  - ✓ Variance granted a six-foot setback from the north property line.
- Article X, Section 10.602.A.2. For all developments within the R-5 multi-family residential district, a fifteen (15) foot wide landscape buffer shall be maintained wherever a R-5 development abuts a R-1, R-2, R-3,

R-4, R-4R, or M-H district or an alley abutting any of those districts.

- ✓ Variance granted zero-foot landscape buffer from the north and south property lines.

Context

The site is located on the west side of Hayden Road, two blocks east of the Indian Bend Wash, south of East Wilshire Drive and north of East Oak Street. Most notably, the site is immediately adjacent to the existing SRP substation and transmission towers.

Adjacent Uses:

- North: First Church of the Nazarene in the Single-Family Residential (R1-7) Zoning District
- South: Scottsdale Christian Church in the Single-Family Residential (R1-7) Zoning District
- East: SRP substation in the Multi-Family Residential (R-5) Zoning District
- West: Townhouses in the Townhouse Residential (R-4) Zoning District

APPLICANT'S PROPOSAL

Applicant's Request

The applicant requests approval of a site plan and elevations for a single building containing nine, three-story condominium units on a vacant site at 2322 North Hayden Road.

Development Information:

• Existing Use:	Vacant land
• Proposed Use:	Single building containing nine, three-story condominium units, each with a detached two-car garage
• Parcel Size:	30,574 square feet gross 30,149 square feet net
• Density Allowed:	17 dwelling units/gross acre
• Density Proposed:	12.9 dwelling units/gross acre
• Building Size:	18,252 square feet gross, with living spaces of 1,671square feet per unit
• Building Height Allowed:	36 Feet
• Building Height Proposed:	34'-9"
• Setback Required:	North = 6 Feet South, East & West = 15 Feet
• Setback Proposed:	North = 6 Feet South, East & West = 15 Feet
• Parking Required:	18 Spaces (two per unit)
• Parking Provided:	18 (in garages)
• Floor Area Ratio (FAR):	0.61 (18,252 square foot gross floor area/ 30,149 square foot net lot area)
• Open Space Required: Open Space Proposed:	6,633 Square Feet (22% net lot area) 6,837 Square Feet
• Private Outdoor Living Space	

Required: 167 Square Feet (10% of gross size of dwelling unit)

- Private Outdoor Living Space
  Proposed: 272 Square Feet

DISCUSSION

Site Design

Primary access to the site will be from North Hayden Road via the existing 30-foot wide access easement that runs through the northern portion of the SRP property. The 320-foot long drive aisle to the site will be comprised of stabilized decomposed granite, and will be flanked by a four-foot sidewalk on the south, and landscaping including a seven-foot high perimeter CMU block wall on the north. As it reaches the site, the drive aisle will curve south around the proposed detached garage buildings, then turn west to connect with the existing public alley at the west end of the property. A secondary vehicular access is provided to the public alley through an opening in the new seven-foot high perimeter block wall. The new sidewalk will start at North Hayden Road, continue west past the group mail boxes, run along the front of the garages, and provide a pedestrian connection to the alley to facilitate pedestrian access to the 10-mile linear park that is within walking distance.

Refuse containers for the units will be located within an enclosure at the southwest corner of the property, and will be serviced from the public alley, thereby eliminating the need for collection vehicles to enter the site. Common open space area is to be provided at the northwesterly portion of the property.

The three-story building will house nine units containing 1,671 square feet of living space, each with a detached two-car garage. From the garage, residents will walk through their private courtyard to the first level living room, dining room, kitchen, restroom, and laundry area. The rear yards can be accessed from the kitchen area. The second floor will include a bedroom, den/2nd bedroom, and full bathroom. The master bedroom and bathroom will occupy the third floor, which features a balcony with mountain views to the north.

Landscaping is proposed along the property perimeter as well as interior areas. The proposed low water use/drought tolerant plant list includes species such as Velvet Mesquite and Desert Museum Palo Verde trees. Mexican Fence Post and Ocotillo will line the north side of the drive aisle.

Architectural Style & Colors

The proposed building form provides passive shading and incorporates green building concepts. The elevations are contemporary/contextual in order to address the design challenges of the adjacent industrial site to the east and surrounding residential uses.

The building orientation east to west minimizes harsh and difficult to shade elevations. Each unit uses the floor from above to shade living areas with large expanses of glazing to allow penetration of natural light into the interior. This also provides a visible shifting of floor plates, giving the north/south elevations articulation and deep shadows. Glazing on the south elevation is limited, with the exception of the first level, which is shaded to reduce solar heat gain to the space within. The north elevation utilizes large amounts of glazing to take

advantage of the views and draw natural light into the living spaces.

Proposed materials include metal, a recyclable material, as well as concrete board, which provides durability and shades the building. The concrete board with an air separation reduces heat transmission to the interior. These materials, along with the masonry block, relate to the diverse surroundings, including the SRP substation, the churches built in the late 1960's, and the surrounding multi-family residential.

The proposed exterior color/material palette consists of concrete board cladding in flint color, metal siding in patina corrugated cor-ten steel, and stucco in Dunn Edwards Swiss Coffee DEW341. Accents include stucco in Dunn Edwards Campfire DE5146 and guardrails made of 11gauge 3/8" galvanized mini-mesh.

Green Building Concept
The developer has committed to achieving the Leadership in Energy and Environmental Design (LEED) for homes certification, and as such, a stipulation has been included requiring that the applicant demonstrate that the project is certifiable for LEEDs for homes certification, or the advanced level for Scottsdale's Green Building Program, prior to issuance of building permits. This residential project will be the first in Scottsdale, one of the first in the nation and likely the first in Arizona to achieve this LEEDs designation.

Stabilized decomposed granite drive-aisle material is proposed to reduce the "heat island" effect and improve aesthetics. A stipulation is included to require that manufacturer's specifications demonstrate that the material can maintain acceptable air quality standards and withstand the weight of heavy vehicles such as fire trucks.

The use is compatible with adjoining residential development and is suitable for this area. The proposed architecture will enhance the neighborhood, and the proposed design solution for this challenging site is harmonious with existing adjacent uses.

OTHER BOARDS AND COMMISSIONS

Case 42-ZN-1971 rezoned the parcel from R-4 to R-5 in 1971.

Case 9-BA-2004 was approved in August 2004, and granted variances from development standards for building height, building setback, and landscape buffer.

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
2A. Aerial Close-Up
3. Zoning Map
4. Proposed Site Plan
5. Conceptual Landscape Plan
6. Color Elevations
7. Color Perspective
8. Floor Plans
A. Fire Ordinance Requirements
B. Stipulations/Zoning Ordinance Requirements

The Array: a project narrative

Overview
The Array is one of the most innovative new residential projects in the City of Scottsdale. With its emphasis on green-building and modern design, it provides a new benchmark of urban living in the Scottsdale community. Furthermore, a quality residential product at this location is as equally forward-looking as the commercial revitalization and renaissance that is occurring in southern Scottsdale. The Array is a product that the consumer, the City of Scottsdale, and the Valley can embrace as a model for living in a 21st century desert city.

Location
The revitalization of the southern portion of the City of Scottsdale has recently accelerated in great part due to the development of the ASU Scottsdale Center for New Technology and Innovation. The area south of downtown historically served as a commercial and residential center for Scottsdale however, during the 1990's the area went through a transition that caused the community to give pause to redefine and recommit to its regeneration. The ASU Center has, and will continue to, create a new and evolving definition of the area. The Hayden Array is one of the first infill housing projects in this vitally important redevelopment area and it will be critical in defining and contributing to the area's evolution.

The Array is located in a unique, secluded, infill property two blocks east of the Indian Bend Wash just south of Oak. Within a short walking distance, the ten-mile linear park full of trees, water, golf, rollerblading, and biking is a major amenity that encourages a pedestrian and recreational lifestyle. In addition to this extraordinary municipal amenity, another prime attraction of the project is its proximity to the ASU Center, downtown Scottsdale, downtown Tempe, the 101 Loop and the 202 Freeway. These adjacencies make The Hayden Array an ideal live, work, and play location.

Currently, the site is a neglected, vacant lot and has often been home to vandalism, transients and a gateway to crime in the adjacent neighborhoods. Moreover, the site is several hundred feet from an unsightly Salt River Project's electrical sub-station and adjacent transmission towers, which historically has deterred others from developing the site. As such, the project has been designed for and uses materials that acknowledge and reflect the aesthetic and environmental challenges of the site. Moreover, proposed design makes great use of the site and orients the homes to take in the beautiful Scottsdale scenery to the north while screening the power station and lines from view. The developer holds close their commitment to combining design, energy and environmentally conscious building materials used in The Array and all of their building projects.

Zoning
The site is zoned R-5, which would allow for up to18 units (23 units per acre), however, based on staff feedback and benefits to the neighborhood, we have are proposing a lower number of nine (9) units. Although less profitable, we believe that makes for a more attractive project and blends better with the neighborhood.

Green Building – LEED Certification
While the project addresses many "local" built environment considerations, the design of the Array incorporates environmentally-friendly strategies and materials. This project will be built to achieve Leadership in Energy and Environmental Design (LEED) for homes certification. According to Anthony Floyd, this will be one of first in the nation and likely the first in Arizona to achieve this designation. This project will be a leader in demonstrating that environmentally

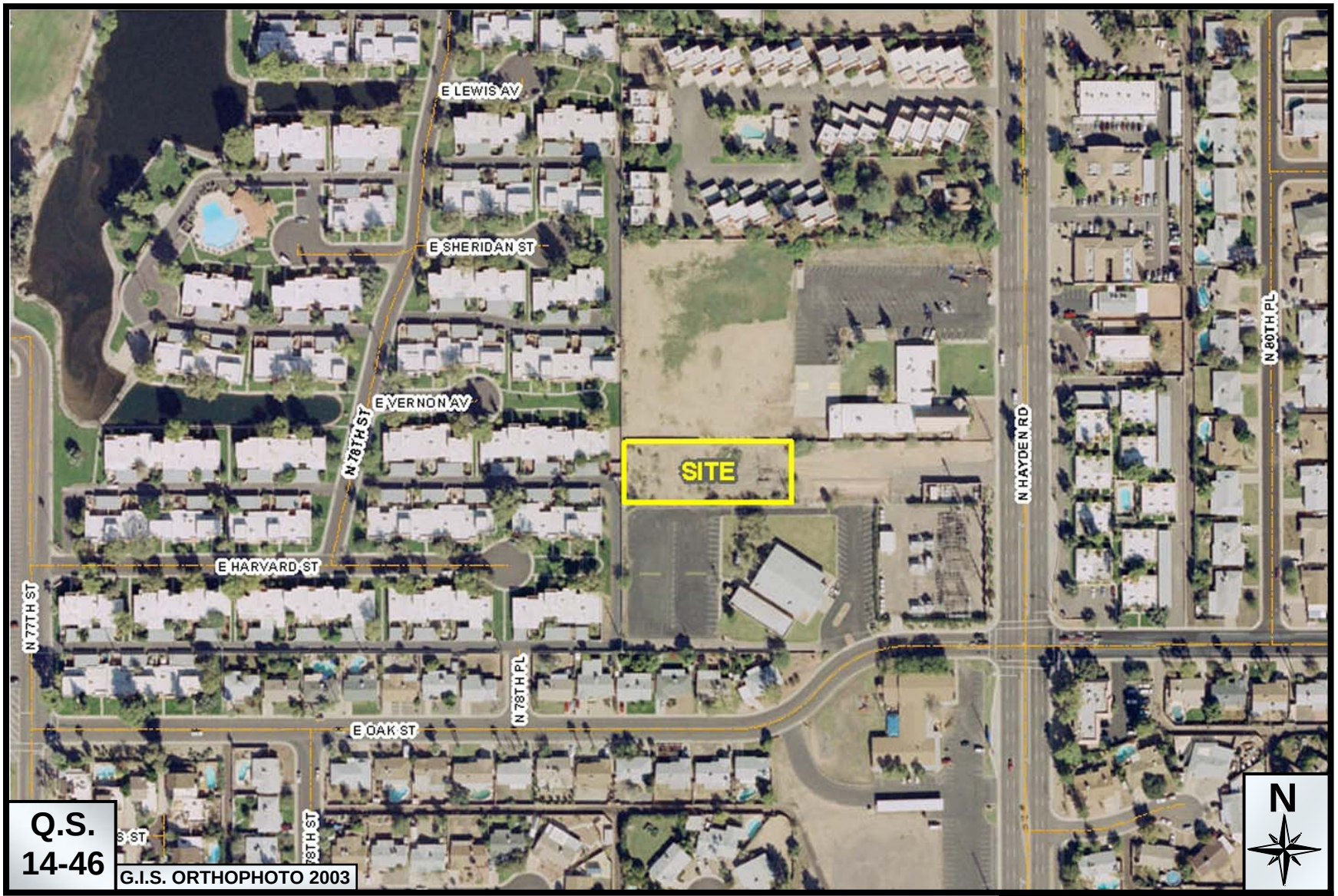
responsible design can be attractive and affordable. We are developing case studies to demonstrate our findings. In addition, this project will feature solar panels as standard equipment to further reduce consumption of power and will be the first known project of its size to do so in Arizona.

In order to achieve this advanced rating, the buildings utilize passive heating/cooling techniques, numerous innovative and environmentally friendly materials, and efficient home designs that require significantly less energy than typical new homes. The exterior finish materials are re-usable and recyclable. Building materials include metal siding and engineered concrete panels that act as a rain screen while creating a thermal barrier that eliminates heat transmission to the building while effectively shading the building from the heat of the desert sun. Additionally, Array site-plans have indoor and outdoor spaces that provide residents the opportunity to experience the daily and seasonal changes of the desert climate. The lower floor of each house opens to north and south gardens, allowing for natural airflow through the space. Mimicking this airflow, masonry garden walls intersect and pass through the interior space. Outside decks provide an opportunity for residents to enjoy the climate and views designed into the homes. The Array will feature Energy-Star rated appliances and heating/cooling systems as well as water efficient fixtures (toilets, showers, and faucets).

Pricing
The project demonstrates affordability and value for the consumer. The units are target priced starting near $450,000, which is below the median new home price in Scottsdale. The goal is to attract buyers that want to live in the community in which they work. Moreover, the energy savings in the project will also be a financial benefit to the residents. It is estimated that residents will have water and electric use over 50% lower than traditionally built homes, which can also contribute to the affordability of the housing.

Community Support
We have meet with representatives of all the neighboring properties and have received letters demonstrating glowing support. We have met with the president of the Home Owners Association to the west, the church to the north and south as well as several individual homeowners that abut the property. Overwhelmingly, they are excited to see the project built as it will screen their view to the substation, eliminate a lot of the crime in their neighborhood, and add to the value of their properties. In addition, the church properties, that both struggle financially, look forward to a new wall that we will construct between the two properties, as well as installing landscaping and adding residents to the neighborhood.

Conclusion
The Array demonstrates how a small, vacant, infill site can be developed to benefit the community by providing environmentally sensitive, market-priced housing.



Hayden Array

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ATTACHMENT #2

Hayden Array

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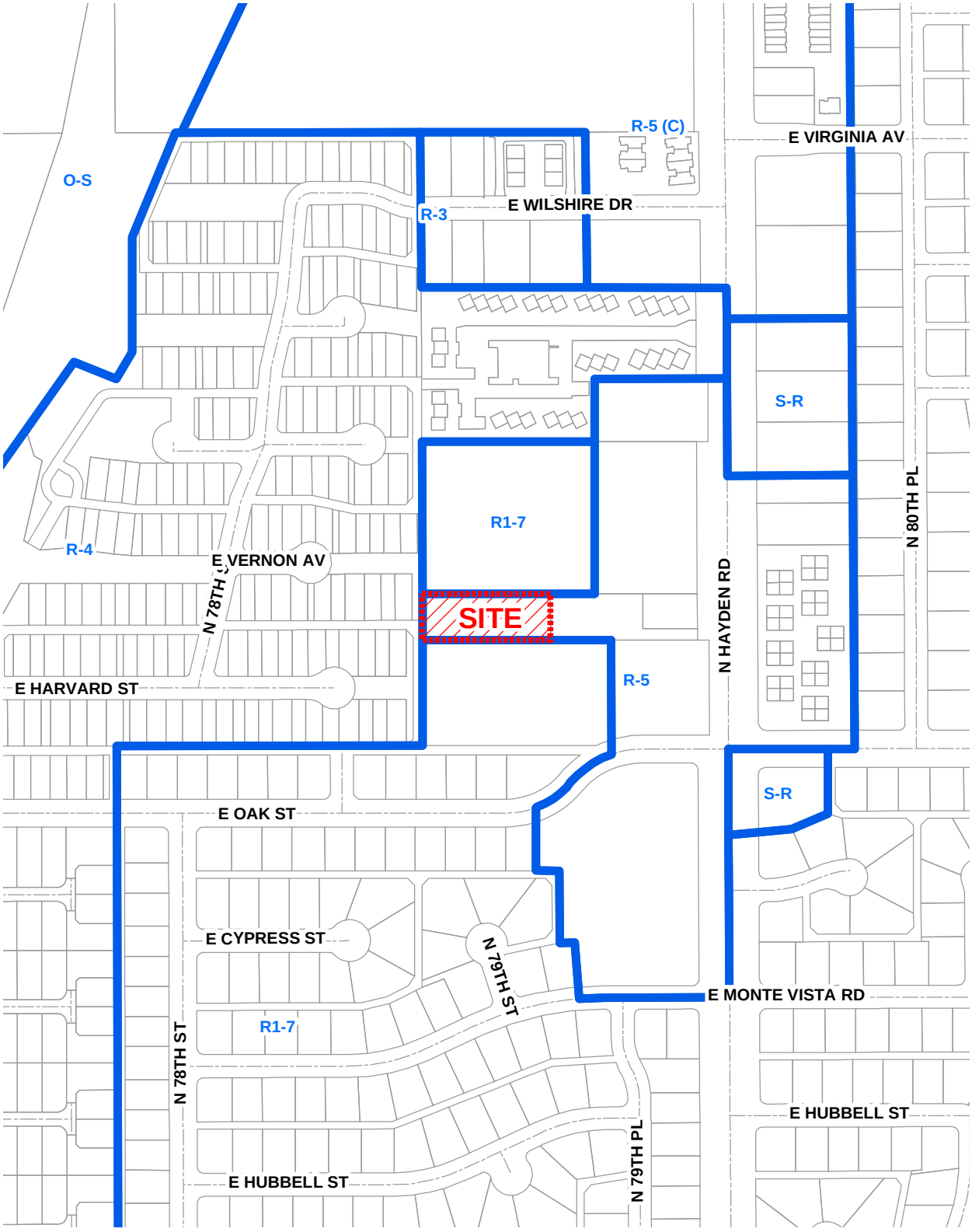
ATTACHMENT #2A



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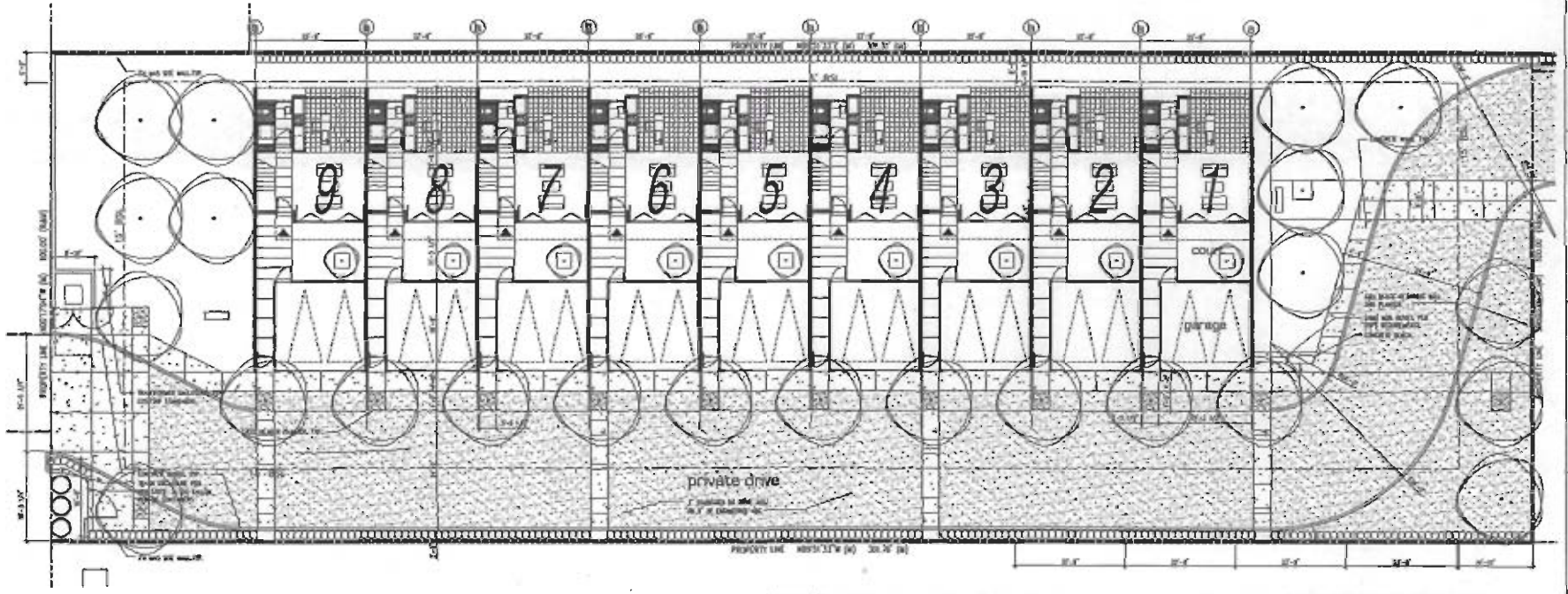
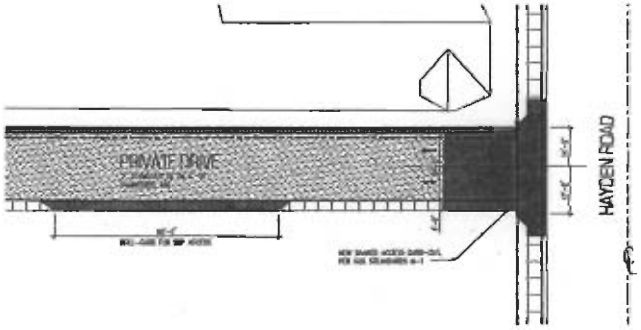
ATTACHMENT #3



Site Plan

1"=10'



Curb-Cut Plan @ Hayden

1"=10'

Legend

Scope of Work:

General Site Plan Notes:

R-5 Multi-Family Development

min lot size		
dwelling unit density		
setbacks		
max ht.		
allowed types reserved parking		
unreserved parking		

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array

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site plan & project data

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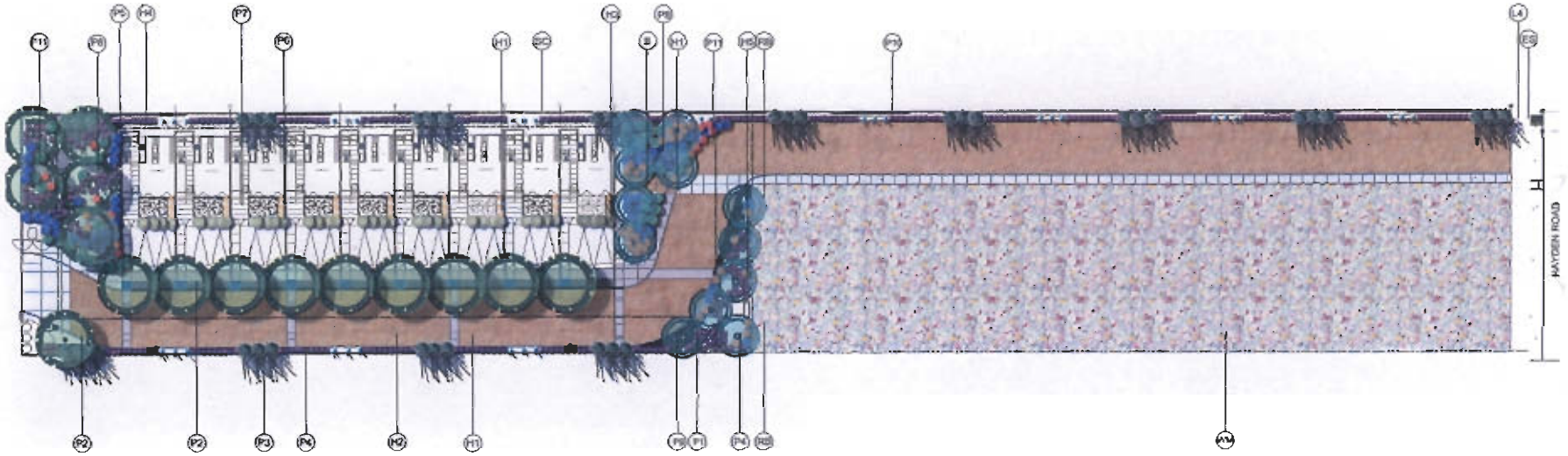

PLANT PALETTE

Botanical Name / Common Name	Size(s)	Caliper	Quantity
Prosopis velutina Velvet Mesquite	36" Box	4"	7
Parkinsonia Cercidium 'Desert Museum' Palo Verde	36" Box	4"	32

Botanical Name / Common Name	Size(s)
Fouquieria splendens Ocotillo	Bare Root
*Bambusa oldhamii Giant Timber Bamboo	15 gal.
Calliaeum macropterix Yellow Orchid Vine	5 gal.
Muhlenbergia emersleyi Bull Grass	5 gal.
Muhlenbergia rigens Deer Grass	1 gal.
Agave Americana Century plant	15 gal.
Baileya multiradiata Desert Marigold	15 gal.
Simmondsia chinensis 'Vista' Jojoba vista	1 gal.
Mycporum parviflorum 'prostratum' Creeping Boobiala	1 gal.
Pachycereus marginatus Mexican Fence Post	Bare Root
Dasylirion wheeleri Desert Spoon	5 gal.
Wildflower Seed Mix	seeded

water intensive Landscape Tabulation:
This site is thirty eight thousand five hundred and fifty (38,550) square feet.
City code therefore allows for nine hundred (900) square feet of water-intensive landscape for the first one thousand (1,000)square feet. The remaining thirty seven thousand six hundred fifty (37,550) square feet allows for an additional one thousand eight hundred eighty-two (1882) square feet. This bring the total allowable water intensive landscape to two thousand seven hundred eighty two (2782) square feet. This landscape has been designed with five hundred fifty eight (558) square feet of plant material not on the ADWR Low Water Use Plant List.

KEYNOTES

PLANTING KEYNOTES

TREES (Shall be a minimum 4" caliper size)

P1	Prosopis velutina	Velvet Mesquite
P2	Parkinsonia cercidium	'Desert Museum' Palo Verde

SHRUBS

P3	Fouquieria splendens	Ocotillo
P4	Muhlenbergia emersleyi	Bull Grass
P5	Muhlenbergia rigens	Deer Grass
P6	Bambusa oldhamii	Giant Timber Bamboo
P7	Calliaeum macropterix	Yellow Orchid Vine
P8	Agave Americana	Century Plant
P9	Mycporum parviflorum	Creeping Boobiala
P10	Pachycereus marginatus	Mexican Fence Post
P11	Dasylirion wheeleri	Desert Spoon

ARCHITECTURAL KEYNOTES

W1	Wall area with cable screen detail applied (subject to change)
W2	Wall area to be concrete stucco (see architectural plans)
ES	Entry Sign (TBD)
FB	Flagstone Bench
SC	Vertical Mesh Screen Trellis
SEM	Area to be seeded with Screen Wildflower Seed Mix
B	Bench (TBD)

HARDSCAPE KEYNOTES

H1	Exposed Aggregate Concrete
H2	Stabilized Decomposed Granite
H3	Mexican Beach Pebble
H4	Decomposed Granite in all planting areas unless specified otherwise
H5	Desert Cobble

SCULPTURAL WALL TREATMENT

CONCEPTUAL PLANTING PLAN
Scale: 1"=20'

1ST CONCEPTUAL LANDSCAPE SUBMITTAL

1"=20'

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planting and materials plan

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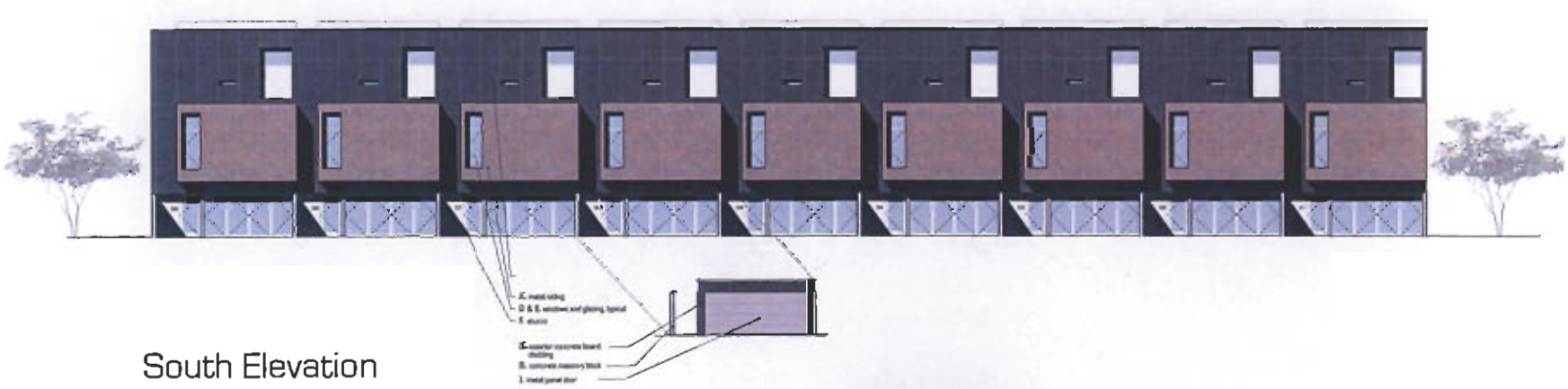
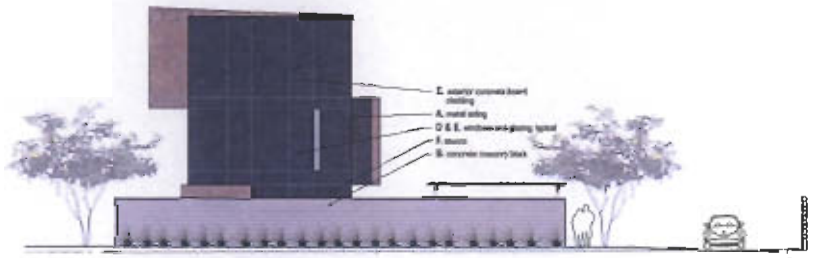
NOTE: these drawings are preliminary and subject to modification

materials palette:



South Elevation



West Elevation

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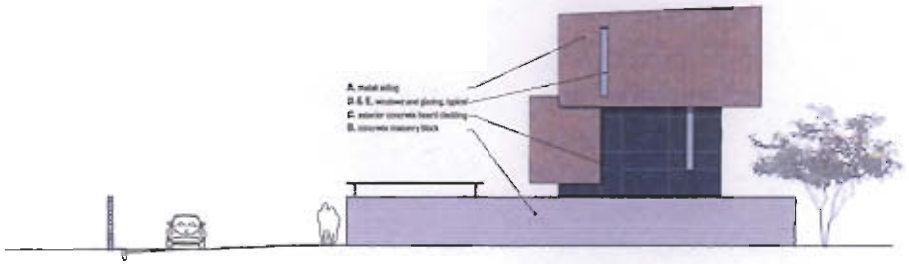
materials palette:

North Elevation



East Elevation

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array

2322 north hayden road, scottsdale, arizona

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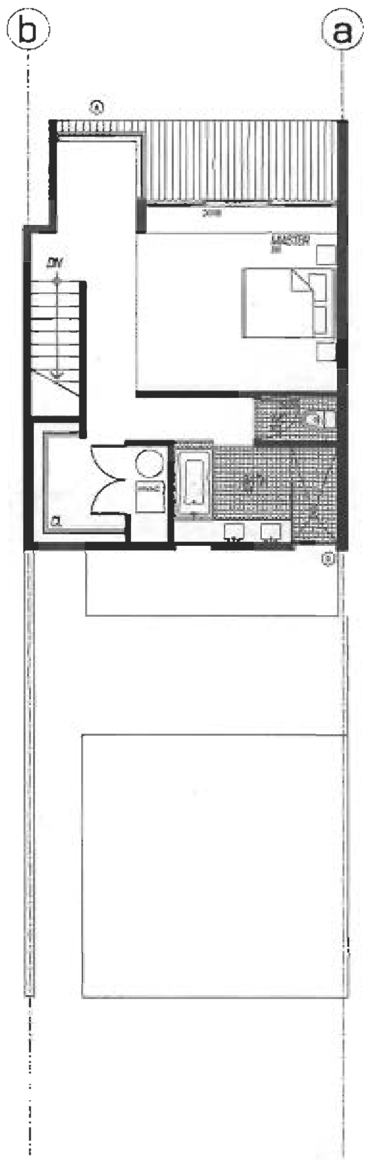
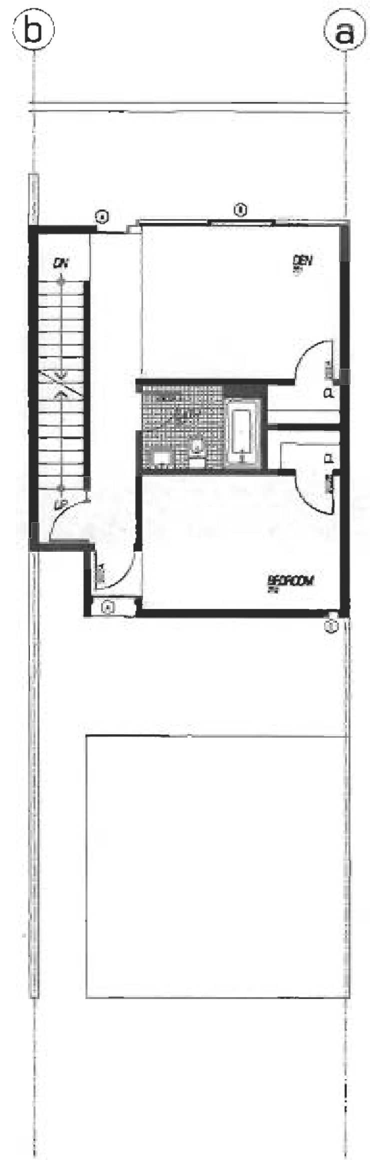
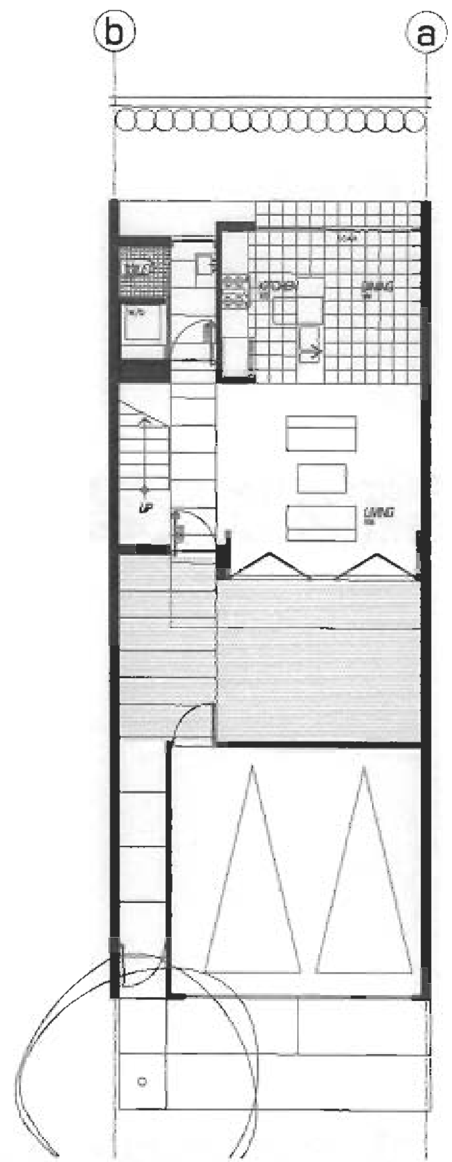


Level Three Plan



Level Two Plan



Level One Plan

General Notes:

Area Calculations

Private Outdoor Living Space

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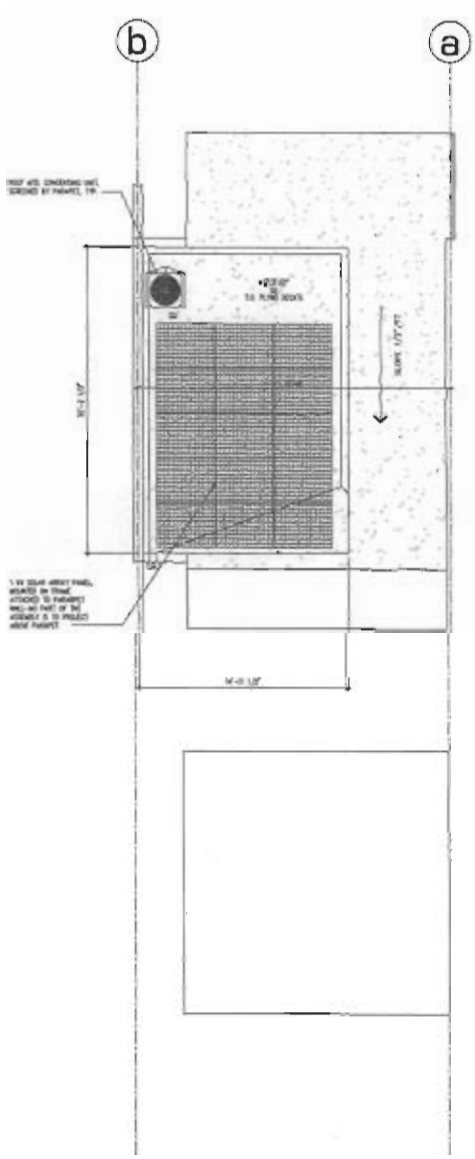

General Notes:

Keyed Notes:

Roof Plan

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32 DR 2006 DATE: 4/12/06

Hayden Array
2322 N. Hayden

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

☒ 1. PREMISES INDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.

☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

AS SHOWN

☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.

☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.

☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
- ☐ B. PADLOCK
- ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.

☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.

☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.

☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)

☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.

☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.

☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.

☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIREDHYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.

☐ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____

☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____

☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.

☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.

☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
- ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
- ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.

☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

ATTACHMENT A

32 DR 2006 **DATE: 4/12/06**

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.

- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☒ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC. Lack of access around structures**
- ☐ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case:
Hayden Array
32-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

    2. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by MERZ PROJECT with a staff receipt date of 5-25-06.

    3. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by MERZ PROJECT with a staff receipt date of 5-25-06.

    4. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by MERZ PROJECT with a staff receipt date of 5-25-06.

ARCHITECTURAL DESIGN:

DRB Stipulations

5. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
6. All exterior conduit and raceways shall be painted to match the building.
7. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
8. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
9. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building on the site in terms of color and texture.
10. Dooley wall fencing shall not be allowed.
11. All walls shall match the architectural color, materials and finish of the building.
12. *The applicant shall demonstrate the project is certifiable for LEEDs for homes certification or the advanced level for Scottsdale's Green Building Program, prior to issuance of building permits.*

SITE DESIGN:

DRB Stipulations

13. *The applicant shall provide evidence that APS & SRP are willing to relocate the 69 KV pole currently located in the middle of the 30-foot wide access easement, prior to issuance of building permits.*

ATTACHMENT B

14. *The applicant shall provide evidence that SRP is agreeable to elimination of the existing southerly curb cut on North Hayden Road and replacement with sidewalk, curb & gutter to match existing, prior to issuance of building permits.*

15. *The applicant shall provide manufacturer's specifications for the proposed stabilized decomposed granite driveway demonstrating it can withstand 83,000 pounds and maintain acceptable air quality standards, to the satisfaction of the Planning Department and Fire Department, prior to issuance of building permits.*

LANDSCAPE DESIGN:

DRB Stipulations

16. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

17. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

Ordinance

A. Mature trees shall be provided in accordance with the Zoning Ordinance.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

18. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.

19. The individual luminaire lamp shall not exceed 250 watts.

20. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.

21. All exterior light poles, pole fixtures, bollards, and yokes, shall be a flat black or dark bronze.

22. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

23. The maintained maximum and average horizontal illuminance level, at grade on the site shall not exceed 8.0 and 2.0 foot-candles, respectively.

24. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

25. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

26. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

Landscape Lighting

27. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.

28. Landscaping lighting shall only be utilized to accent plant material.

29. All landscape lighting directed upward, shall be aimed away from property line.

30. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.

31. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

RELEVANT CASES:

Ordinance

B. At the time of review, the applicable case(s) for the subject site were Case 9-BA-2004, which established variances for building height, building setback and landscape buffer, and was approved on 8-4-04.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

32. Drainage report by Steel Engineering, LLC, revised copy dated 5-25-06, architectural site plan.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

33. The revised drainage report must include a 24"x36" exhibit showing all proposed and existing drainage facilities for this site and in its close vicinity. The exhibit shall call out all the existing properties adjacent to this proposal. The drainage report shall include an application for the stormwater storage waiver request and also shall discuss the following issues:

    a) Cross section of the alley.

    b) How and where exactly the 1 cfs discharge from the site reach the alley.

    c) Where is the proposed detention basin for the 1.72 cfs balance of the site drainage and how will this runoff be discharged from the basin.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

34. A final drainage report shall be submitted that demonstrates consistency with the conceptual revised drainage report accepted in concept by the Planning and Development Services Department.

    a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

35. Basin Configuration:

    a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.

    b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.

    c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:

    d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).

    e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

C. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.

    (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.

    (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to

the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.

(3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).

(4) Off-site runoff must enter and exit the site as it did historically.

(5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

D. Prior to final civil plans submittal, the developer shall obtain the City of Scottsdale's approval for a Stormwater Storage Waiver application. The approved application shall then be submitted with the final plans submittal. This approval is based on the following conditions:

(1) The developer shall obtain the City of Scottsdale's Drainage Department's approval for the Stormwater Storage waiver Application prior to final plans submittal.

E. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

F. Underground Stormwater Storage:

(1) Underground stormwater storage is prohibited.

(2) Drywells are not permitted.

G. Street Crossings:

(1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Local street/drive (see note "A")	Local residential	40 feet full	24-ft b/c to b/c	Roll or ribbon	4' sidewalk

Note "A" : Access to Hayden Road is restricted to right-in, right-out only.

Provide documentation for tract or ROW easement for connection to Hayden Rd.
The developer shall provide a share access along the driveway for the existing utility yard.
The driveway shall be paved with asphalt or concrete per the City requirements outlined in the DS&PM. Alternatively, the applicant shall provide manufacturer's specifications for the proposed stabilized decomposed granite driveway demonstrating it can withstand 83,000 pounds and maintain acceptable air quality standards, to the satisfaction of the Planning Department and Fire Department, prior to issuance of building permits.

DRB Stipulations

36. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.

37. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

38. The developer shall design and construct a CH-1 type driveway in general conformance with Standard Detail 2257 for CH-type driveways.

39. Additional Stipulations as project demands.

Access to Hayden Road is restricted to right-in, right-out only.

Ordinance

H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

With the final plans submittal to the City of Scottsdale, the developer shall show a safe pedestrian connection from this site to Hayden Rd. and to the alley on west side pf this proposal.

DRB Stipulations

40. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

I. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base. Alternatively, the applicant shall provide manufacturer's specifications for the proposed stabilized decomposed granite driveway demonstrating it can withstand 83,000 pounds and maintain acceptable air quality standards, to the satisfaction of the Planning Department and Fire Department, prior to issuance of building permits. Alternatively, the applicant shall provide manufacturer's specifications for the proposed stabilized decomposed granite driveway demonstrating it can withstand 83,000 pounds and maintain acceptable air quality standards, to the satisfaction of the Planning Department and Fire Department, prior to issuance of building permits.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
On-site driveway/street	40-feet full dedication.

DRB Stipulations

41. Sight distance easements shall be dedicated over sight distance triangles.

    a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.

b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

42. Vehicular Non-Access Easement:

a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on the alley, except at the approved driveway location.

43. Indemnity Agreements:

a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

J. Drainage Easement:

(1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25. cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

K. Waterline and Sanitary Sewer Easements:

(1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

L. Public Utility Easement:

(1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:

DRB Stipulations

44. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures.

45. Enclosures must:

a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.

b. Be positioned to facilitate collection without "backtracking."

c. Be easily accessible by a simple route.

d. Not require backing more than 35 feet.

e. Not be located on dead-end parking aisles.

f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

46. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

M. Underground vault-type containers are not allowed.

N. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

O. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

47. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
    a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
    b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

48. Basis of Design Report (Water):
    a. Prior to final plans submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

P. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

49. Wastewater Basis of Design Report. Prior to final plans submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
50. On-site sanitary sewer shall be privately owned and maintained.

Ordinance

Q. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

51. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
    a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
    b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

R. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]